

**CALENDAR ITEM  
C35**

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12/16/02  
WP 372.9  
N. Smith

**GENERAL LEASE - PUBLIC AGENCY USE**

**LESSEE:**

California Department of Transportation  
PO Box 23660  
Oakland, California 94623-0660

**AREA, LAND TYPE, AND LOCATION:**

Sovereign lands across the Napa River, city of Napa, Napa County.

**AUTHORIZED USE:**

Construction of a new Maxwell Bridge (State Route 121/Imola Avenue West) and removal of existing bridge.

**LEASE TERM:**

Continuous use plus one year beginning December 1, 2002.

**CONSIDERATION:**

As set forth by Section 101.5, Streets and Highways Code and the public use and benefit, with the State reserving the right at any time to set a monetary rent if the Commission finds such action to be in the State's best interest.

**OTHER PERTINENT INFORMATION:**

1. Applicant owns the uplands adjoining the lease premises.
2. The existing bridge was built in 1948 and needs to be replaced due to structural deficiencies. The Commission authorized a lease for the existing bridge on December 12, 1998; staff has determined it is in the State's best interest to terminate the existing lease and authorize issuance of a new lease for the new bridge.
3. A Negative Declaration was prepared and adopted for this project by the California Department of Transportation. The California State Lands Commission's staff has reviewed such document.

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4. This activity involves lands identified as possessing significant environmental values pursuant to Public Resources Code sections 6370, et seq. Based upon the staff's consultation with the persons nominating such lands and through the CEQA review process, it is the staff's opinion that the project, as proposed, is consistent with its use classification.

**APPROVALS OBTAINED:**

Federal Highway Administration, U.S. Army Corps of Engineers, U.S. Coast Guard, Department of Fish and Game and Regional Water Quality Control Board.

**EXHIBITS:**

- A. 101.5 Plat and Location Map
- B. Notice of Determination

**PERMIT STREAMLINING ACT DEADLINE:**

12/11/02

**RECOMMENDED ACTION:**

IT IS RECOMMENDED THAT THE COMMISSION:

**CEQA FINDING:**

FIND THAT A NEGATIVE DECLARATION WAS PREPARED AND ADOPTED FOR THIS PROJECT BY THE CALIFORNIA DEPARTMENT OF TRANSPORTATION AND THAT THE COMMISSION HAS REVIEWED AND CONSIDERED THE INFORMATION CONTAINED THEREIN.

**SIGNIFICANT LANDS INVENTORY FINDING:**

FIND THAT THIS ACTIVITY IS CONSISTENT WITH THE USE CLASSIFICATION DESIGNATED BY THE COMMISSION FOR THE LAND PURSUANT TO PUBLIC RESOURCES CODE SECTIONS 6370, ET SEQ.

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**AUTHORIZATION:**

1. TERMINATE LEASE PRC 372.9, WHICH WAS AUTHORIZED BY THE COMMISSION, DECEMBER 12, 1998.
2. AUTHORIZE ISSUANCE TO THE DEPARTMENT OF TRANSPORTATION OF A GENERAL LEASE - PUBLIC AGENCY USE, BEGINNING DECEMBER 1, 2002, FOR A TERM OF CONTINUOUS USE PLUS ONE YEAR, FOR CONSTRUCTION OF A NEW BRIDGE AND REMOVAL OF THE EXISTING BRIDGE ON THE LAND SHOWN ON EXHIBIT A ATTACHED AND BY THIS REFERENCE MADE A PART HEREOF; WITH THE STATE RESERVING THE RIGHT AT ANY TIME TO SET A MONETARY RENT IF THE COMMISSION FINDS SUCH ACTION TO BE IN THE STATE'S BEST INTEREST.